

***Village of Barrington  
Plan Commission  
Minutes Summary***

Date: February 28, 2006

Time: 7:00 p.m.

Location: Village Board Room  
200 South Hough Street  
Barrington, Illinois

In Attendance: Anna Bush, Chairperson  
Ruth Schlossberg, Vice Chairperson  
Harry Burroughs, Commissioner  
Richard Ehrle, Commissioner  
John Patsey, Commissioner  
Dan Hogan, Commissioner  
Ed McCauley, Commissioner

Staff Members: Paul Evans, Assistant Director of Planning

***Call to Order***

Ms. Bush called the meeting to order at 6:58 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Ruth Schlossberg, Vice Chair, present; Dan Hogan, present; Harry Burroughs, present; Ed McCauley, absent, John Patsey, present; Richard Ehrle, present.

There being a quorum, the meeting proceeded.

Mr. McCauley arrived at 7:05pm.

***Chairperson's Remarks***

Ms. Bush announced the order of the agenda.

***Old Business***

**PC 06-02:** Picture Master Color Laboratory, Inc., 401 E. Cornell Avenue

**Petitioner:** Joel Zucco, Owner  
Steve Thomas, Reed Architects

Ms. Bush swore in any attendees who wished to speak.

Mr. Thomas of Reed Architects gave an overview of the proposed plan.

Picture Master is proposing to construct a one-story addition to the existing building as well as add a parking lot on to the east side of the building.

Mr. Thomas asked if there were any questions.

Ms. Bush asked if he has met with the Park Barrington Homeowners.

Mr. Thomas stated that they have met with the Homeowners Association. He added that their response was positive though they requested some screening between the parking lot and the Park Barrington property.

Ms. Bush asked what the screening would consist of.

Mr. Thomas explained that currently there is a four foot hedge along the existing parking area. They plan to add a higher hedge at the edge of the new parking. They also plan to add more natural plantings in the fifty foot transition area between the parking lot and the Park Barrington property.

Mr. Ehrle asked if they plan to add more employees.

Mr. Thomas said they did not plan to do so.

Mr. Zucco explained that the increase in business has added the need for more square footage. Currently they are very cramped in the building as it is.

Mr. Ehrle asked how many parking spaces they will have in the new lot and how many they have now.

Mr. Zucco indicated they planned on fifty-five new spaces, which is an increase from their current forty-six spaces.

Mr. Ehrle asked about handicap spaces.

Mr. Thomas stated they have one now and the new lot will have three handicap spaces.

Mr. Evans stated that they are proposing fifty-five spaces though sixty-six are required by code.

Ms. Schlossberg asked if they receive any complaints about their occasional street parking.

Mr. Zucco stated they have never received a complaint about the street parking.

Mr. Burroughs asked about the percentage of building and parking areas.

Mr. Thomas explained that the current area ratio is 31.5% and will be going down to 29.4% with the new building.

Mr. Evans presented the staff report for the Picture Master Color Labs. He reviewed the proposed plans and indicated that staff recommends approval.

Mr. Hogan addressed the parking and asked how often the lot is actually full.

Mr. Zucco explained that only during the very beginning of the school year, on some school holidays, and around Thanksgiving is the lot full, with a few cars spilling over onto the grass. He added that 95% of the time the existing lots satisfy their parking needs.

Mr. Hogan stated he would like to understand staff's approach to the parking issue.

Mr. Evans explained that they first look at what is required. He stated it was staff's understanding that 55-56 spaces would be needed during peak season, though the actual need is now closer to 65-70 spaces. Mr. Evans suggested asking Health World, which is the adjacent property, if they would be permitted to park on their lot during the busier days.

Mr. Zucco replied that they have already received permission from Health World to park on their property and have utilized their lot in the past.

Mr. Ehrle asked if normal notification to neighbors was done and if they had received any feedback

Mr. Evans stated that there are some neighbors present at tonight's meeting. He added that since Picture Master had met with the Homeowners Association about the project the assumption was that the plans were acceptable to them because staff has not received any feedback on the proposed plan.

Ms. Bush stated that the public comments would be heard shortly.

Mr. McCauley asked Mr. Evans about the three acre zoning.

Mr. Evans explained that it is in the office zoning district and the idea behind the three acre zoning is to create a campus-like setting.

Mr. McCauley stated he is concerned about this space changing hands someday. He explained that he thinks the site contains an excessive amount of bathroom facilities, a combination of 17 total toilets and urinals. He added that the plan seems susceptible over time to be occupied by a lot more people than the building currently houses. He added his concern is with adequate parking if the number of employees was to grow in the future.

Mr. Evans replied that future use is always a challenge. He added that the site does seem to be maxed out at this time in relation to parking and having Health World next door is an asset.

Mr. McCauley asked if they would have the right to set a limit on building a second story.

Ms. Bush stated that they would need approval to add a second story in the future.

Mr. McCauley asked if it is reasonable for the commission to require additional parking. He also asked the petitioner why the plan contains 17 bathroom facilities.

Mr. Thomas explained that some of the bathrooms are located in the existing facility. There are eight owners who will have offices there and some will have private bathrooms.

Mr. McCauley asked what the capacity is for the building.

Mr. Thomas explained that if you calculate 3 people per 1000 feet of office space that equals 66. He added that some of the space is going to be lab area and will not house offices. Based on that also is how the required parking spaces is determined.

Mr. Evans stated staff is proposing 54 parking spaces.

Ms. Schlossberg suggested adding a condition that if the parking becomes a problem it would need to be brought back to the commission.

Ms. Bush asked for any public comments.

Paul Carlson of 405 Park Barrington Drive who is also the President of the Homeowners Association stated that he is in support of the proposed plan. He added that Picture Master has always been considerate and is a good neighbor. He stated that the plans were submitted to him and presented at a Homeowners Association and received no adverse reaction from any residents.

Ms. Bush asked if he supports the project.

Mr. Carlson replied that, yes, he supports it and has no objections to it.

Ms. Bush asked for any other public comments.

Henry Goat of 158 Hillcrest Drive stated that his daughter and son-in-law live adjacent to Mr. Carlson and they are also in favor of the project and feel it is a positive expansion.

Mr. Ehrle stated he would like to hear from Health World regarding their approval of Picture Master using their lot on occasion.

Ms. Bush asked if this case will go before the ARC next.

Mr. Evans stated that it will go before the ARC for a preliminary meeting on March 9, 2006.

Mr. Burroughs made a motion to approve PC 06-02 with the condition that Picture Master pursue an agreement with Health World for the occasional use of ten spaces in their parking lot.

Mr. Ehrle seconded the motion.

*Roll Call Vote:*

*Mr. Burroughs – yes*

*Mr. Ehrle - yes*

*Ms. Schlossberg -yes*

*Mr. Patsey -yes*

*Mr. Hogan –yes*

*Ms. Bush – yes*

*Mr. McCauley - yes*

*Motion carried.*

#### ***Other Business***

Ms. Bush reviewed the scheduled meetings for March. She stated that the March 28<sup>th</sup> meeting falls during spring break and inquired if enough commissioners would be present for that night's meeting. A poll showed that there may not be enough commissioners present that night.

Mr. Evans suggested holding the meeting a week early on March 21<sup>st</sup>. He stated he will check see if that change will work and will notify the Plan Commission.

#### ***Planner's Report***

Mr. Evans presented information on future cases.

#### ***Adjournment***

Ms. Schlossberg moved to adjourn the meeting. Mr. Burroughs seconded the motion. Voice note recorded all ayes. Motion carried.

Meeting adjourned at 7:58 p.m.

Respectfully submitted,  
Shannon Conroy  
Recording Secretary

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Ms. Schlossberg, Vice Chairperson  
Plan Commission